

**MINUTES OF THE SVCA BOARD OF DIRECTORS MEETING HELD ON  
MONDAY, NOVEMBER 26, 2007 IN THE ROTUNDA  
OPEN SESSION: 7:00 P.M.**

IN ATTENDANCE:

Russ Harlan, President  
Chuck McGroddy, Vice President  
Naomi Bunis, Secretary  
Calece Cass-Healy, Treasurer  
Mac Carter  
Curt Casey  
Barbara Audley  
Ben Brigham  
Dee Spreitzer, N&E Representative  
John Gordon, ACC Representative

EXCUSED ABSENCE:

Laura Weide

STAFF IN ATTENDANCE:

Dave Wareing, General Manager  
Rosemary Tate, Admin. Support  
Tim Newcomb, Views Staff

COMMUNITY MEMBERS IN ATTENDANCE:

18

I. CALL TO ORDER:

President Russ Harlan called the meeting to order at 7:00 p.m.

II. ROLL CALL:

President Harlan noted the excused absence of Laura Weide.

III. ANNOUNCEMENTS:

None

IV. AGENDA CHANGES/APPROVAL:

Move Agenda Item 2 under XI New Business to Closed Session.

V. PROPERTY OWNER COMMENTS:

Les Bjorkstam, Div. 28/Multiple Lots, commented that, at the Town Hall Meeting when the salary issue was addressed, he wonders why we spent \$200,000 or \$300,000 last year instead of increasing salaries.

Curry Miles, 1/113, read from an email he sent entitled "Where are we going?" referring to the November 19<sup>th</sup> Special Board Meeting. He submitted a copy to the Board Secretary and commented about the budget that the Board will be working on.

Owen Ward, Div. 22/Lot 219 distributed a handout to the Board Secretary. He said it was the same handout he submitted at the November 19<sup>th</sup> meeting and asked if anyone had read the snow plan he referred to in the third item of the handout. He said he is concerned because the information has to go out in the December issue of the *Views*. to inform the membership. He asked if the snow plan has been put into place or will it be done so. General Manager Dave Wareing stated it has been put into place.

Richard Cochinos, Div. 21/Lot 70, submitted photographs he took Saturday at the marina recycling area and commented on how messy it was.

Lance Hillengass, Div. 3/Lot 190, asked if the Board is going to consider video taping the meetings this year for showing on Channel 10 and for checkout at the front desk. Russ Harlan responded there is no one available to do it. Naomi Bunis added that the quality of the videos was always bad.

Dennis Jones, Div. 23/Lot 53 stated he has worked with WWU Extension as well as other groups and is knowledgeable on watershed issues. He said he would leave packet of information dating back to 2001 and a map of the lake for SVCA's use. He urged the Board to use him as a resource.

VI. BOARD COMMENTS:

None

VII. MINUTES:

The minutes of the October 22, 2007 Open Session, the November 3, 2007 Annual General Meeting, the November 4, 2007 Organizational Meeting and the November 19, 2007 Special Board Meeting were approved as corrected.

VIII. GENERAL MANAGER'S REPORT:

(Written report attached)

IX. COMMITTEE REPORTS:

1. Finance Committee

a. Resolution

Calece Cass-Healy brought forward the Resolution to Establish the SVCA Finance Committee for 2008 and stated that the SVCA bylaws require a second Board member to serve on the Finance Committee. A discussion followed. N&E Board Representative Dee Spreitzer volunteered to serve on the committee.

**MOTION:**

Curt Casey made a motion that the Board approve the Resolution to Establish the Finance Committee for 2008 and the following members as submitted by Calece Cass-Healy, Chair: Board Member Dee Spreitzer, Community Members Andrew Schwartz, Leah Keefer, Penny Carter, Earl Settlemyer, Jessica Staten, and Alternates Lance Hillengass, Dan Marantette and Lisa Jackson. The motion was seconded.

**MOTION CARRIED UNANIMOUSLY**

2. Community Plan Steering Committee:

No report.

3. Communications Outreach:

**MOTION:**

Naomi Bunis made a motion that the Board approve the following members to the Communications Outreach Committee: Board Members Naomi Bunis, Chair; Curt Casey; Community Members Marlene Harlan, Bill Audley; Dixie Doran, Jerry Peel, Curry Miles and Elizabeth Huthert. The motion was seconded.

**MOTION CARRIED UNANIMOUSLY**

Dee Spreitzer submitted the report from the N&E Committee signed by Lee Langdon, the 2006 N&E Committee Chair, certifying the election results.

**MOTION:**

Naomi Bunis made a motion that the Board approve the certified results of the election as submitted. The motion was seconded.

**MOTION CARRIED UNANIMOUSLY**

Dee Spreitzer announced there is an N&E meeting scheduled for 4pm on Thursday, November 29<sup>th</sup> at the Adult Center.

3. ACC:  
(Written report attached)

4. Disaster Preparedness:

**MOTION:**

Barbara Audley made a motion that the Board approve the following as members of the Disaster Preparedness Committee: Russ Harlan, Gordon Johnson, Perry Sykes, Lou Manrique, Bill Audley, Dave Ralston and Dave Wareing. The motion was seconded.

**MOTION CARRIED UNANIMOUSLY**

X. GENERAL MANAGER'S REPORT:  
(Full report attached)

XI. UNFINISHED BUSINESS:

1. Proposed Interim Plan to Address Limited Accounting Resources  
(Moved to Closed Session)

2. Update of Road Maintenance Plan – Capital Project Funding  
General Manager Dave Wareing requested the approval of additional funds from the Road Maintenance Capital Reserve to pay for the required update to the five year road plan. A discussion followed.

**MOTION:**

Curt Casey made a motion that the Board authorize the acceptance of Wilson Engineering's proposal to conduct a full update of the Road Maintenance Plan in an amount not to exceed \$15,000 as requested by General Manager Dave Wareing. The motion was seconded.

**MOTION CARRIED UNANIMOUSLY**

3. Update on Security Camera Project – Capital Project Funding  
Reviewed and discussed. The Board agreed to allow General Manager Dave Wareing to keep the project on hold until he can investigate various options and provide a plan for future action.

**MOTION:**

Curt Casey made a motion that the funding for the Security Camera Project be continued into the next budget year for completion. The motion was seconded.

XII. NEW BUSINESS:

1. Payment of Office Manager Placement Fee  
Reviewed and discussed.

**MOTION:**

Naomi Bunis made a motion to authorize the payment to Express Personnel of the placement fee for the new Office Manager, Barbara Parker, in the amount of \$4,000 as requested by General Manager Dave Wareing. The motion was seconded.

**MOTION CARRIED UNANIMOUSLY**

- XIII. 2. Utility Pole and Electrical Service Repair – Capital Project  
General Manager Dave Wareing stated an electrical utility pole at Area Z was blown down by the recent windstorm and requested that the Board authorize the replacement of the pole and the repair of electrical service. A discussion followed.

**MOTION:**

Barbara Audley made a motion that the Board authorize General Manager Dave Wareing to pay for replacement of the utility pole and reinstatement of electrical service in an amount not to exceed \$3,000 from the capital MR&R funds. The motion was seconded.

**MOTION CARRIED UNANIMOUSLY**

PROPERTY OWNER COMMENTS:

Curry Miles stated he was looking forward to hearing the business plan for the Recreation Center. GM Dave Wareing responded he is working on it and will submit it to the Board this week.

Pat Loken, Div. 9/Lot 112, referring to road maintenance, stated that when she was on the Board, they had one other bid from another company but it was a great deal higher than the other bid.

Les Bjorkstam asked Dave Wareing about the status of his concern regarding the proposal for the fine for verbal aggression. Dave Wareing responded that SVCA Attorney Phil Sharpe still has it. A brief discussion followed.

- XIV. BOARD MEMBER COMMENTS

None

- XV. MOVE INTO CLOSED SESSION:

The Board moved into Closed Session at 8:30 p.m. to discuss a personnel matter.

OPEN SESSION:

The Board moved into Open Session at 9:55 p.m.

**MOTION:**

Barbara Audley made a motion to approve the proposed interim solution to deal with immediate Account Department staffing issues as described in the memo to the Board from General Manager Dave Wareing dated November 26, 2007. The motion was seconded. A discussion followed.

**MOTION CARRIED UNANIMOUSLY**

**MOTION:**

Chuck McGroddy made a motion to authorize a committee to prepare a draft survey to be sent to members in the December 2007 dues statement to be approved by the Board. The motion was seconded. A discussion followed.

**MOTION PASSED WITH 4 YES VOTES, 2 NO VOTES AND 1 ABSTENTION**

XVI.

ADJOURNMENT:

There being no other business, the meeting was adjourned at 10:35 p.m.

Board approved \_\_\_\_\_ / Date \_\_\_\_\_